



TOWN OF ACTON

SPECIAL TOWN MEETING WARRANT

7 PM, Tuesday, December 3, 2019

Acton-Boxborough Regional High School Auditorium

Please Note: This Special Town Meeting is the product of a Citizens' Petition and does not consider or replace any articles scheduled for the December 10 Special Town Meeting

Town of Acton, Commonwealth of Massachusetts, ss.

To either of the Constables of the Town of Acton, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the legal voters of said Town of Acton, qualified to vote at Town Meetings for the transaction of Town affairs, to meet at the Acton-Boxborough Regional High School Auditorium, 36 Charter Road in said Acton on **Tuesday, December 3, 2019 at 7:00 PM**, then and there to act on the following article:

Article 1 Citizens' Petition: Non-Binding Resolution –
(Majority vote) Prepare Comprehensive Build-out and Traffic Analyses

Per Massachusetts General Law, we formally request a Special Town Meeting to be held for Acton Town Meeting members to affirm whether they want the Town to prepare comprehensive build-out and traffic analyses which detail existing conditions, likely and worst-case scenarios under build-out, with sewers and without sewers, before the Town holds any vote to expand sewers to West Acton. Such analyses should consider the possibility of 100% residential development under zoning, and maximum density under Chapter 40B.



TOWN OF ACTON
472 MAIN STREET
ACTON, MA 01720

BULK RATE
U.S. POSTAGE PAID
PERMIT # 67
ACTON, MA 01720

POSTAL PATRON
ACTON, MA 01720

Summary (Submitted By Petitioner)

Citizens directly impacted by the proposed West Acton sewer route asked the town of Acton for a "build-out analysis" of what additional residential building and traffic would be possible/likely with sewers in West Acton, so that voters can be informed of the impact of their vote. The town pointed to a 1994 build-out analysis that was done just before the 1994 West Acton Village Zoning was enacted. The town said that this 1994 analysis is enough, that sewers would not change it. We disagree. The 1994 analysis did not consider Chapter 40B developers' ability to bypass local zoning, so they can build more housing units than zoning would allow. The 1994 analysis does not consider the possibility that business owners would not be able to afford the sewer betterments and be forced to sell to condo developers. Since the West Acton Village zoning allows more square feet of building on a parcel of land, if the parcel is converted from commercial to residential, an exodus by local West Acton village businesses would change the maximum residential build-out indicated in the 1994 analysis. After the South Acton Village sewers were installed, many South Acton Village commercial parcels were converted to residential. The existing sewer district represents a small portion of the town's land mass. And yet 70% of the town's 40B high density housing projects since the sewers went in are along the existing sewer route, most of which are not actually affordable to people who need housing the most. We were told by town staff that "the market had shifted" and that there wasn't much of a market for commercial building in South Acton Village anymore...that the market is for more residential. We are concerned that we will see the same results in West Acton if sewers are installed, and we believe that it's only fair to reconsider the 1994 West Acton Village plan, given the results in South Acton and the town's own admission that the market has shifted. Since we believe that a Special Town Meeting costs more money than an update of the 1994 West Acton Village plan, we had hoped the Town would simply invest those resources in completing an updated build-out analysis. It did not. So we ask you to vote YES! To get this critical analysis in place before there is any vote on extending the sewers to West Acton.

Direct inquiries to: Terra Friedrichs: terra@stakeholderinterviews.com / (978) 808-7173
Selectman assigned: David D. Martin: bos@actonma.gov / (978) 929-6611

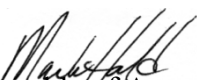
Recommendations:	<u>Board of Selectmen</u>	<u>Finance Committee</u>
	Not Recommended	Deferred

And you are directed to serve this Warrant by posting attested copies thereof fourteen days at least before the time of said meeting, in not less than six public places in Town, to be designated by the Board of Selectmen. Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at or before the time of said meeting. Given under our hands at Acton this nineteenth day of November, 2019.

Joan Gardner, Chair
Jon Benson, Vice-Chair
Dean A. Charter, Clerk
Peter J. Berry
David D. Martin

Board of Selectmen

A true copy, Attest:


Constable of Acton